



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-109-15

Property Address: 2033 Delta Woods Lane

Property Owner: JW Homes, LLC

Project Contact: Michael Birch

Nature of Case: A request for a variance from all of the wooded area requirements set forth in Section 9.1.9.A. of the Unified Development Ordinance to allow for the construction of a detached house on a .25 acre property zoned Residential-4 and Urban Watershed Protection Overlay District.



2033 Delta Woods Lane – Location Map

To BOA: 12-14-15

Staff Coordinator: Eric S. Hodge, AICP

ZONING

DISTRICTS: Residential-4 and Urban Watershed Protection Overlay District



2033 Delta Woods Lane – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

To Legalize the Existing Structure:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from

personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

- 3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.**
- 4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.**

Sec. 9.1.9 Watershed Protection Overlay Districts

A. Except as otherwise provided below, every lot located within a -UWPOD, -FWPOD or -SWPOD must provide and maintain an area set aside for trees equal to at least 40% of the lot area. Within this area, trees must either be preserved or planted in accordance with the following:

1. Tree areas may be 1 contiguous area or scattered areas throughout the lot, but no required tree area may be less than 1/5 of the total gross land area required to be set aside for trees;
2. All areas required to be set aside for trees shall be maintained as wooded areas;
3. Wooded areas may consist of either areas where active tree preservation is observed or tree planting areas;
4. Each active tree preservation area must contain a minimum of 2 inches of tree caliper per every 100 square feet and within such areas, active tree preservation shall be followed;
5. Areas that are set aside for trees that do not meet the standards for active tree protection areas must be planted with shade trees; and
6. The minimum size and planting rate of new tree plantings used to fulfill this requirement shall be either 1 bare-root seedling at least 14 inches tall planted per 100 square feet (10 feet by 10 feet centers) or one 2-inch caliper tree planted per 200 square feet.

B. After wooded areas have been determined and prior to or concurrent to any subdividing of the property or issuance of building permit, the landowner shall record with the local County Register of Deeds a plat with metes and bounds descriptions of all wooded areas.

C. For lots located within areas designated "New Urban" by the Swift Creek Land Management Plan, the regulations of Sec. 9.1.9.A. above apply with the exception that only 25% of each lot must contain an area set aside for trees.

D. For lots located within a conservation development, areas set aside for trees may in lieu of being situated on the individual dwelling lots may instead be located within the required open space, provided that the overall acreage set aside for trees is not diminished.

E. The requirements of this section do not apply to lots devoted exclusively to stormwater control measures or to those lots located in those areas of the Comprehensive Plan designated for impervious surfaces in excess of 30%.

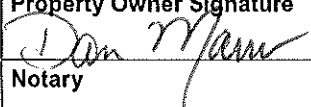
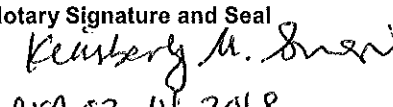


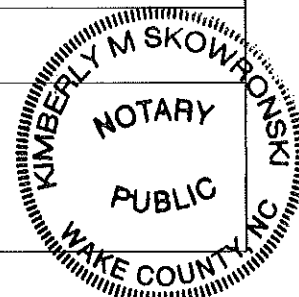
Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Variance Application

		OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) Requesting a variance from UDO Section 9.1.9.A for River Run lot 21. Subject lot is .25 acres. Requesting relief from the 40% forestation requirement. The 40% forestation is incongruent in this neighborhood.		Transaction Number
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.		

GENERAL INFORMATION		
Property Address 2033 Delta Woods Lane, Raleigh NC 27614		Date 11/06/15
Property PIN 1729438512	Current Zoning R-4	
Nearest Intersection Delta Woods Lane and Lidgerwood Lane		Property size (in acres) .25
Property Owner JW Homes, LLC	Phone 919-481-3309	Fax 919-481-9157
	Email Celinda.Howell@jwhomes.com	
Project Contact Person Dan Marro	Phone 919-481-3309	Fax 919-481-9157
	Email Dan.Marro@jwhomes.com	
Property Owner Signature 	Email	
Notary Sworn and subscribed before me this <u>5th</u> day of <u>November</u> , 20 <u>15</u>	Notary Signature and Seal  exp. 02-14-2018	



It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.

PRELIMINARY PLOT PLAN FOR
**JOHN WIELAND
HOMES & NEIGHBORHOODS**

LOT 21, RIVER RUN SUBDIVISION, PH.5

2033 DELTA WOODS LANE

REF: B.M. 2014, PAGES 837-842

NEUSE TOWNSHIP

WAKE COUNTY, NORTH CAROLINA

NOVEMBER 6, 2015

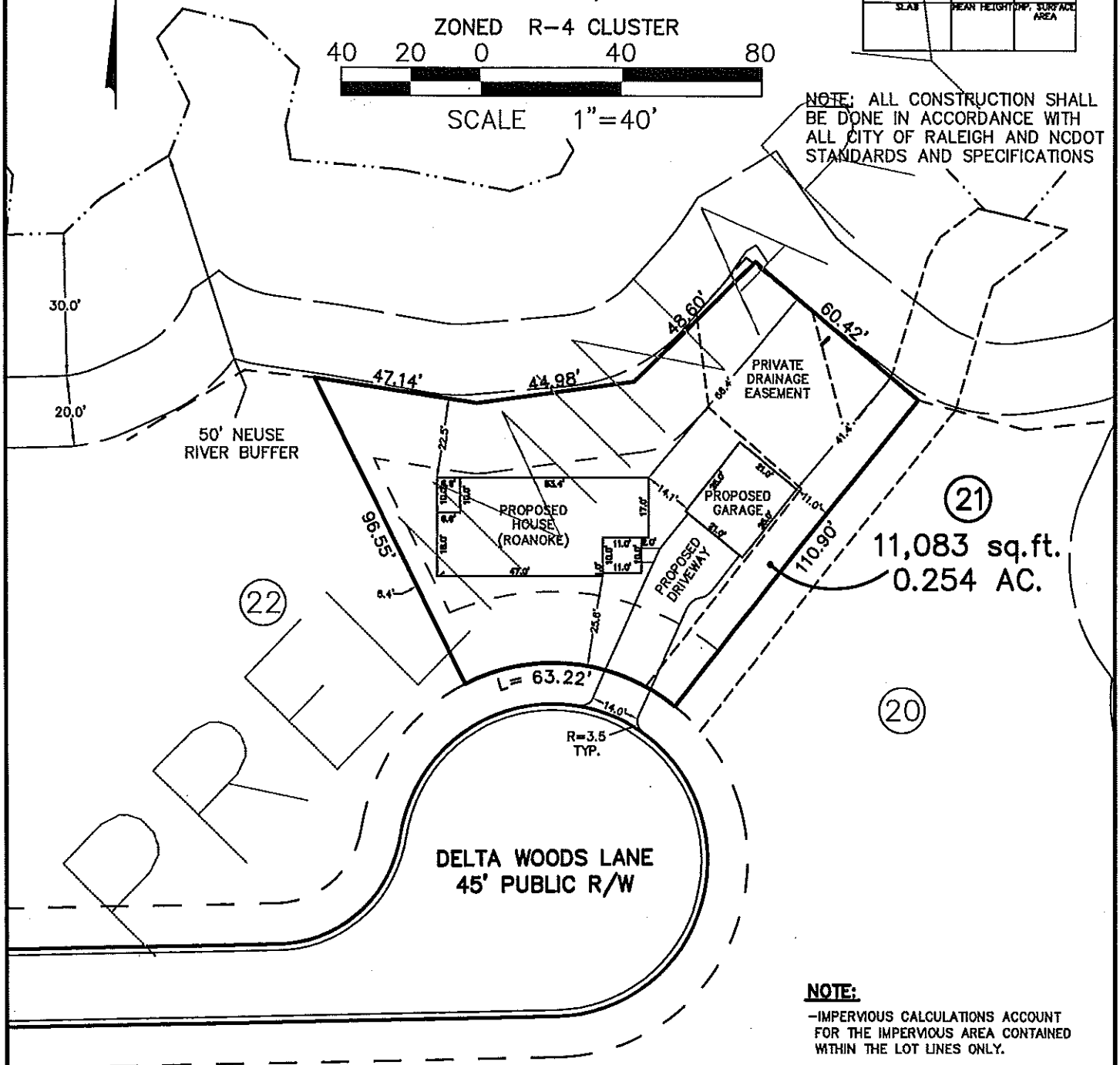
ZONED R-4 CLUSTER



SCALE 1"=40'

PLAN INFORMATION BLOCK		
FOOTPRINT	TOTAL SQ.FT.	STORIES
GRAVEL	BASEMENT	FACADE
SLAB	MEAN HEIGHT (FT.)	SURFACE AREA

NOTE: ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS



THIS SURVEYOR DOES NOT WARRANTY THE ACCURACY OF ARCHITECTURAL DIMENSIONS. THEY ARE TO BE VERIFIED BY THE CONTRACTOR.

NOTE:

-IMPERVIOUS CALCULATIONS ACCOUNT FOR THE IMPERVIOUS AREA CONTAINED WITHIN THE LOT LINES ONLY.

IMPERVIOUS SURFACE TABLE

HOUSE	1,647 S.F.
DRIVEWAY	755 S.F.
GARAGE	525 S.F.
SIDEWALKS	18 S.F.
UTILITIES	9 S.F.
TOTAL IMPERVIOUS AREA	2,954 S.F.
TOTAL LOT AREA	11,083 S.F.
PERCENTAGE OF IMPERVIOUS AREA	28.65%